

An Overview of LaGrange County's 2017 Annual Trending February 23, 2017

The following steps were taken to conduct the 2017 annual trending in LaGrange County:

Step 1: Calculation of New Residential Factors & Residential Studies**

LaGrange County had no location cost multiplier change from 2017 and also updated the depreciation year to 2017 per the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of LaGrange County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required.

Step 2: Updated Commercial & Industrial Improvement Values**

LaGrange County had no location cost multiplier change from 2017 and also updated the depreciation year to 2017 per the Department of Local Government Finance.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2015 to 12/31/2016. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant commercial and all industrial property in LaGrange County, insufficient usable sales data was yielded even when attempting to expand the sales window back to 2011 for calculating ratio study statistics. 2015 sales were used in the ratio study, but a need for time adjustment was not indicated from data analysis**